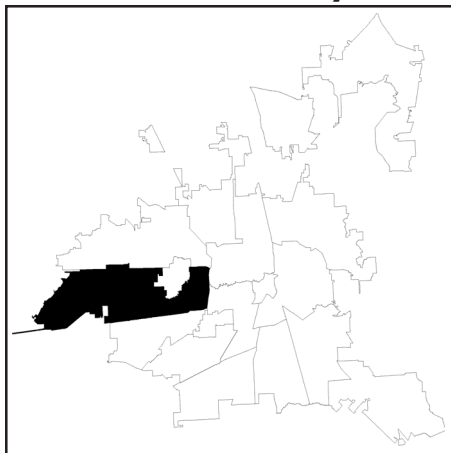


Study Area 7

Super Neighborhoods:

- 16 - Eldridge
- 17 - Eldridge / West Oaks
- 18 - Briar Forest Area
- 19 - Westchase
- 20 - Woodlake / Briar Meadow
- 21 - Greater Uptown

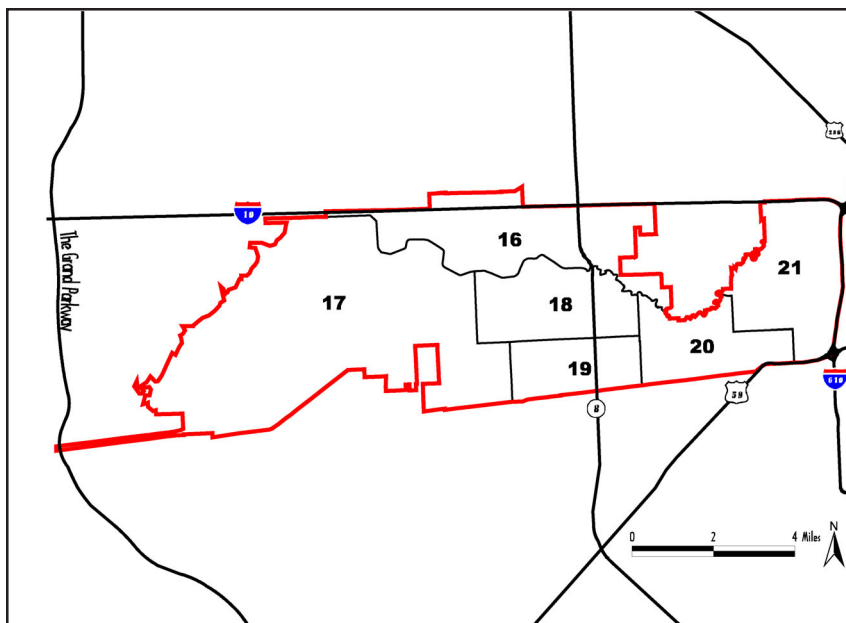
Location within City



Characteristics

- Total Population: 230,118 persons (2nd highest among Study Areas)
- 19.2% Population Change from 1990 to 2000
- Persons Per Household: 2.03
- Total Area: 41,553 acres
- Largest Ethnic Group: Whites (63.2%)
- Houston City Council Districts: A, C & G
- Independent School Districts: Houston, Katy, Spring Branch & Alief
- 14 Police Beats including bordering beats
- Less than 1% of properties in long-term tax liens (homesteads not included)

Super Neighborhoods in Study Area



Study Area 7 Super Neighborhood Descriptions

Memorial is one of Houston's most prestigious neighborhoods. It is a heavily wooded area between Buffalo Bayou and I-10, west of several incorporated villages, and takes its name from its main thoroughfare, Memorial Drive. Residential development in this area began in the 1950s, and catered to above-average income homebuyers attracted to the woods and to Spring Branch and Katy ISD schools. Its subdivisions range from comfortable mass-produced homes to million dollar estates. Development along I-10 on the northern portion of the area includes important office centers and massive retail districts at Town and Country and Memorial City.

Eldridge West Oaks is located south of Interstate 10 in the western part of the City and includes West Oaks Mall, Barker Reservoir, and a developing area centered by Eldridge Parkway. Barker Reservoir covers over half of the area. The remaining half is a mix of multi-family and single-family residential uses and vacant land. There is a number of single-family, gated communities, built around man-made lakes. The area is served by Houston Independent School District and Alief Independent School District.

Briarforest is bound by Buffalo Bayou, Gessner, Westheimer and Dairy Ashford roads. It includes a large wooded area east of Wilcrest Drive and adjacent to Buffalo Bayou on the north. The area is largely single-family residential with some multi-family, patio and townhomes located along its major thoroughfares. Offices complexes are located along Sam Houston Parkway on the easternmost sector of the area.

Westchase is west of Gessner and south of Westheimer on Houston's west side. Its heavily landscaped boulevards are lined with condo and apartment complexes, office buildings, distribution and retail centers. It was developed in the 1970s with a central plan and has increased in the density of development as the opening of the West Belt increased access to the area. The old Andrau Air Park on the western edge has been replaced with a gated country club community.

Woodlake/Briarmeadow super neighborhood is located directly south of Piney Point Village, and is bordered on the south by the Southern Pacific Railroad track. The area contains a mix of single-family, condominiums, apartments, and office/commercial uses. Major commercial activity occurs along Westheimer, Richmond, and Fondren roads. Tanglewilde and Briarmeadow, on both sides of Richmond Avenue, are the largest single-family subdivisions in the area.

Greater Uptown is a large, mixed-use district located at the West Loop and traversed by Buffalo Bayou. It includes an office and retail complex centered on the Galleria which rivals the downtowns of many major cities. It also includes neighborhoods of expensive homes developed after World War II when this area was the city's western edge. The area has since been redeveloped, with apartments, condos, and expensive patio homes replacing modest, single-family homes and large older homes replaced by new homes much grander in scale. Lamar Terrace, located between Westheimer and Richmond Avenue, was redeveloped through the St. George/Lamar Terrace TIRZ special district designation a community of high-end homes.

Study Area 7 Overview

- **Study Area 7 represents a point of departure for both land development activity as well as demographic make-up for the City as a whole.**
While it experienced a major boom in development activity in the decade between 1990 and 2000, it also bucked the trend of increasing ethnic diversification in Houston.
- **Study Area 7 represents a major departure from the demographic make-up of the City as a whole.**
Even with the doubling of Black and Asian populations, Study Area 7 is overwhelmingly White, with the largest White population as well as the smallest Black population. The educational attainment of its population is also above City's average. In addition, the proportion of population of working age is significantly higher, and that of below 18 years is significantly lower than the City's average.
- **Significant increases in new single-family and multifamily development accommodated most of the population growth.**
Study Area 7 had the second highest population, as well as second highest increase in the City between 1990 and 2000. New single-family residential development in the Eldridge/West Oaks area, and multi-family development in the Westchase, and Woodlake/Briar Meadow neighborhoods has accommodated most of this growth.
- **This Study Area has the largest acreage devoted to multi-family use, and accounted for almost 1/3rd of all new construction of multi-family units for the City.**
 - ✓ *Study Area 7 has attracted more renters as compared to owners in the City. Of all housing units in Study Area 7, almost 2/3rd was renter-occupied in 2000, as compared to only half in 1990. With the addition of 14,452 rental units, this Study Area experienced the highest increase in rental units for the City.*
 - ✓ *Study Area 7 underwent rapid development and change in almost all major land uses between 1990 and 2000.*
 - ✓ *This Study Area accounted for 16% of all building permits issued between 1992 and 2000, representing the highest permitting activity in the City. This includes the highest number of single-family, multi-family, and commercial as well as institutional permits. Concentrations of new residential development occurred especially in Eldridge/West Oaks, and Westchase.*
 - ✓ *Greater Uptown also underwent significant changes with high concentrations of permitting activity, and experienced significant increase in population. Most of the residential and non-residential demolitions occurred in this neighborhood, as did high concentrations of new single-family and multi-family development.*

Study Area 7 Demographics

Population by Super Neighborhood

- **Eldridge/West Oaks** had the highest (50.8%) percent change in population from 1990 to 2000
- Super Neighborhoods in Study Area 7 contain approximately 40,000 persons with the exception of **Westchase** (21,017 persons)

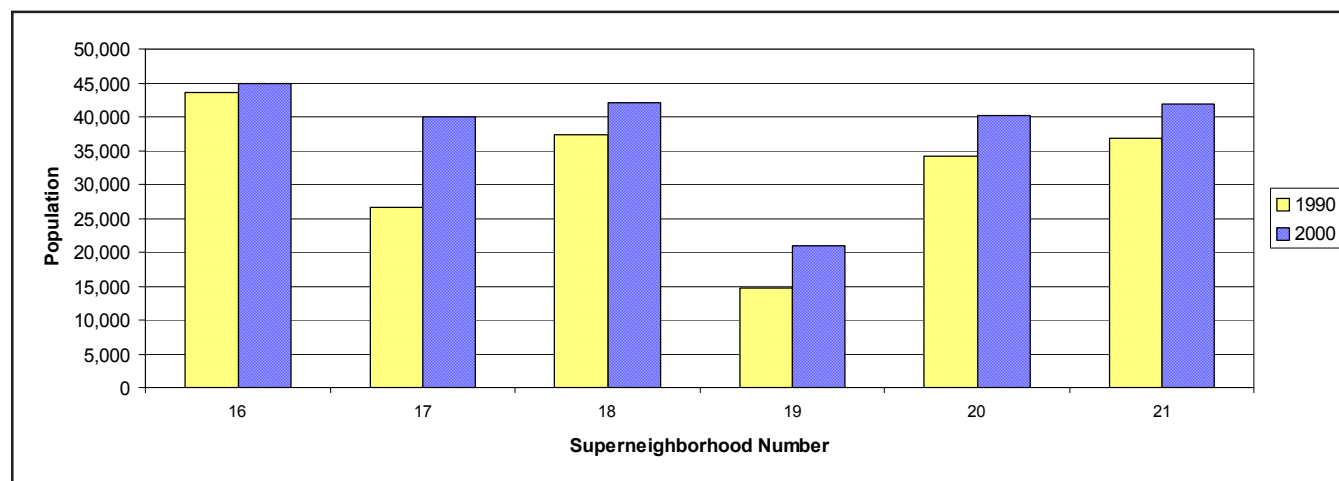
Table 5.7.0.
Population Change by Super Neighborhood (SN)

Source: US Census Bureau

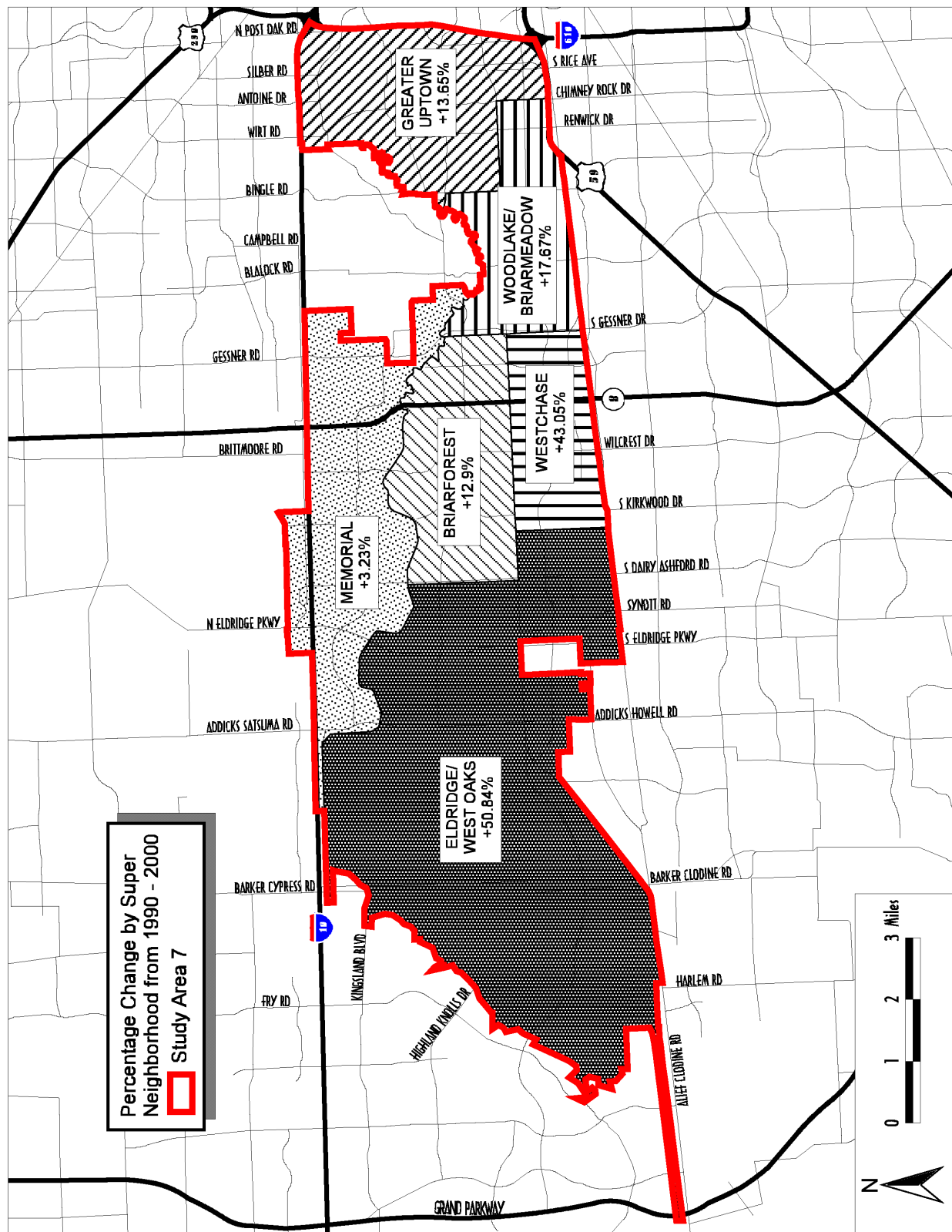
Super Neighborhood Name	SN#	1990	2000	# change	% change
Memorial	16	43,549	44,957	1,408	3.2%
Eldridge/West Oaks	17	26,526	40,013	13,487	50.8%
Briar Forest Area	18	37,291	42,100	4,809	12.9%
Westchase	19	14,692	21,017	6,325	43.1%
Woodlake/Briar Meadow	20	34,172	40,209	6,037	17.7%
Greater Uptown	21	36,799	41,822	5,023	13.6%
TOTAL		193,011	230,118	37,089	19.2%

Figure 5.7.0.
Study Area 7 Population Change

Source: US Census Bureau



Study Area 7 Demographics



Map 5.7.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000






Study Area 7 Demographics






Race and Ethnicity

- Largest percentage of Whites of all Study Areas
- Smallest percentage of Blacks of all Study Areas
- Black and Asian populations have more than doubled between 1990 and 2000
- The area lost 0.3% of its White population

Table 5.7.1.
Population by Race/Ethnicity

Source: US Census Bureau

		Study Area 7		
		1990	2000	% change
White		145,932	145,461	-0.3%
Black		9,829	20,760	111.2%
Hispanic		27,858	38,874	39.5%
Asian		9,160	19,325	111.0%
Other		232	5,698	2,356.0%
TOTAL		193,011	230,118	19.2%

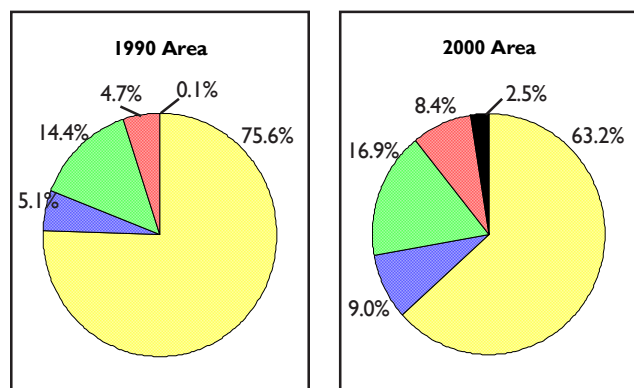
		City of Houston		
		1990	2000	% change
White		720,534	601,851	-16.5%
Black		455,297	487,851	7.2%
Hispanic		455,947	730,865	60.3%
Asian		70,145	106,620	52.0%
Other		3,361	26,444	686.8%
TOTAL		1,705,284	1,953,631	14.6%

Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.7.1.
Population by Race/Ethnicity

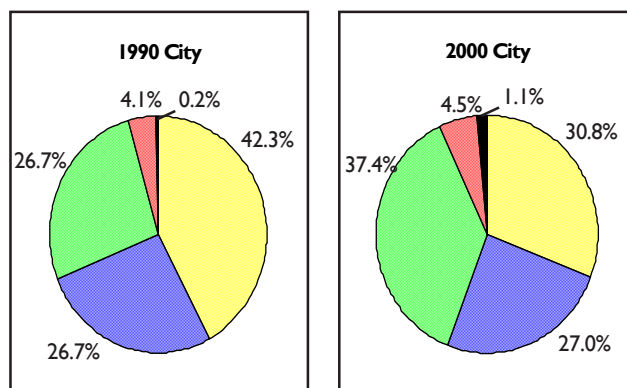
Source: US Census Bureau

Study Area 7--percent of total



Legend as shown above in Table 5.7.1

City of Houston--percent of total



Legend as shown above in Table 5.7.1





Study Area 7 Demographics

Gender and Age

- Above average increase in 18-64 age group
- Large growth in number of children (25%) although there are few compared to the City average
- Above average proportion of seniors and of females

Table 5.7.2.
Population by Gender and Age

Source: US Census Bureau

		1990	Study Area 7 2000	% change
Age 0-4		11,305	14,118	24.9%
Age 5-17		24,076	29,160	21.1%
Age 18-64		139,625	163,640	17.2%
Age 65+		18,004	23,200	28.9%
MALE		93,874	112,571	19.9%
FEMALE		99,137	117,547	18.6%
TOTAL		193,011	230,118	19.2%





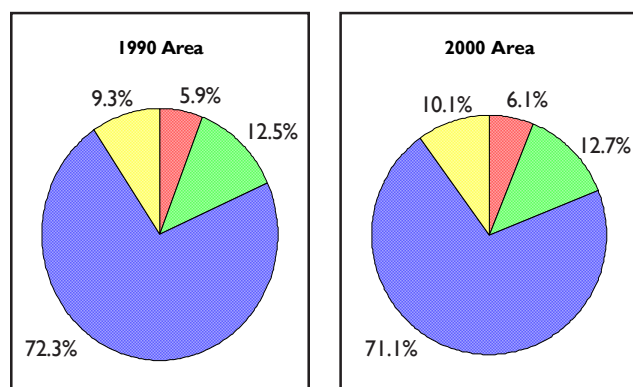
		1990	City of Houston 2000	% change
Age 0-4		142,168	160,797	13.1%
Age 5-17		313,825	375,861	19.8%
Age 18-64		1,108,100	1,252,908	13.1%
Age 65+		141,191	164,065	16.2%
MALE		846,113	975,551	15.3%
FEMALE		859,171	978,080	13.8%
TOTAL		1,705,284	1,953,631	14.6%

Figure 5.7.2.
Population by Gender and Age

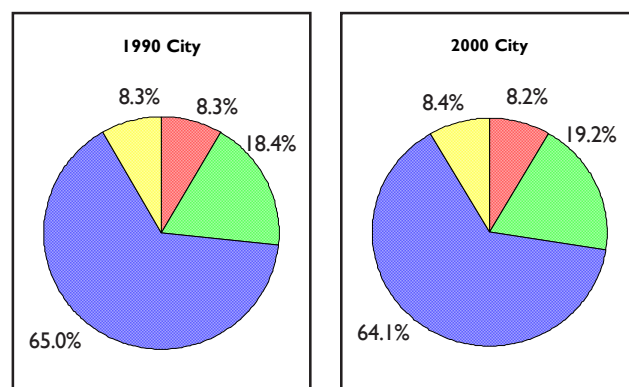
Source: US Census Bureau

Study Area 7--percent of total



Legend as shown above in Table 5.7.2

City of Houston--percent of total



Legend as shown above in Table 5.7.2

Study Area 7 Demographics

Educational Attainment

- Highest percentage, city-wide, of persons with college degrees
- Lowest percentage of persons with no high school diploma

Table 5.7.3.
Population 25 and over by Educational Attainment

Source: US Census Bureau

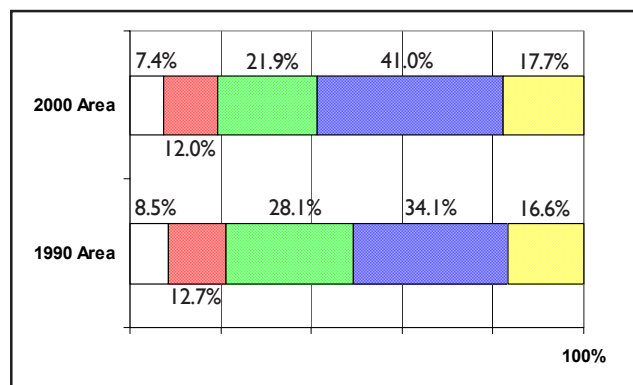
Study Area 7				
	1990	2000	% change	
No Diploma	11,752	12,212	3.9%	
High School	17,664	19,761	11.9%	
Some College	39,022	36,102	-7.5%	
Bachelor's	47,393	67,516	42.5%	
Grad/Prof.	22,984	29,134	26.8%	
TOTAL	138,815	164,725	18.7%	

City of Houston				
	1990	2000	% change	
No Diploma	263,458	355,445	34.9%	
High School	224,181	245,299	9.4%	
Some College	265,983	228,985	-13.9%	
Bachelor's	191,128	255,173	33.5%	
Grad/Prof.	92,288	116,252	26.0%	
TOTAL	1,037,037	1,201,154	15.8%	

Figure 5.7.3.
Population 25 and over by Educational Attainment

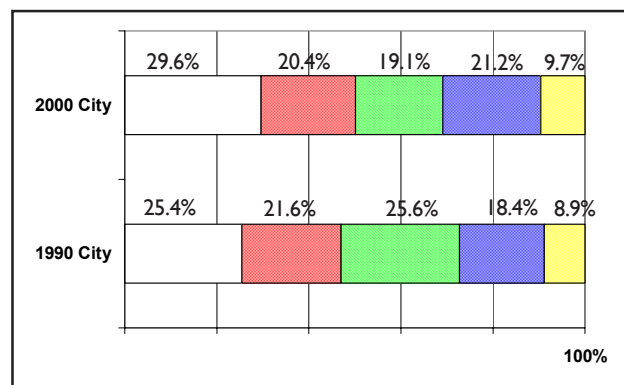
Source: US Census Bureau

Study Area 7--percent of total



Legend as shown above in Table 5.7.3

City of Houston--percent of total



Legend as shown above in Table 5.7.3

Study Area 7 Demographics

Housing and Households

- 47,599 Single-Family units
 - 77,221 Multi-Family units
 - 62 units Boat/RV/Van
 - 124,882 units Total
-
- 2000 Total Units 124,882
 Single-family 47,599
 Multi-family 77,221
 Other 62

Table 5.7.4. Household Characteristics




Source: US Census Bureau

	Study Area 7		
	1990	2000	% change
HOUSEHOLDS	95,349	112,803	18.3%
persons per HH	2.10	2.03	-3.5%

	City of Houston		
	1990	2000	% change
HOUSEHOLDS	638,705	717,945	12.4%
persons per HH	2.60	2.67	2.7%

Table 5.7.5. Housing Units by Tenure

Source: US Census Bureau

	Study Area 7		
	1990	2000	% change
Occupied	95,349	112,803	18.3%
Owner 	41,000	44,002	7.3%
Renter 	54,349	68,801	26.6%
Vacant 	14,247	12,079	-15.2%
TOTAL UNITS	109,596	124,882	13.9%




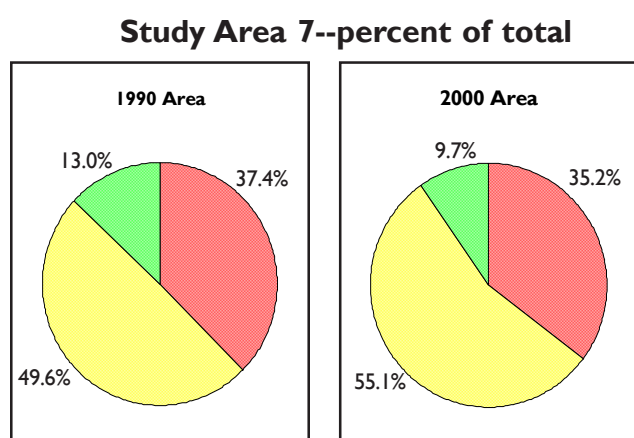
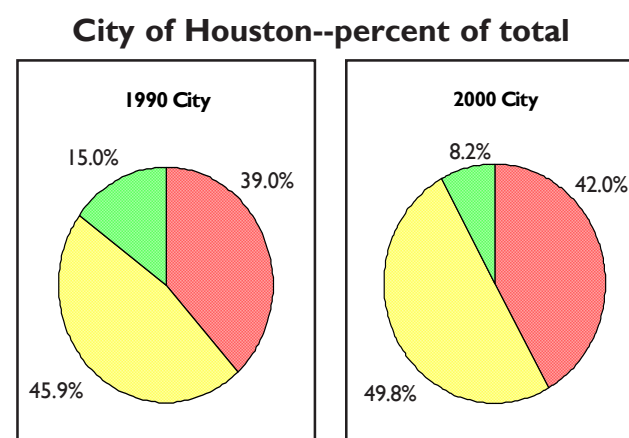
	City of Houston		
	1990	2000	% change
Occupied	638,705	717,945	12.4%
Owner 	293,355	328,741	12.1%
Renter 	345,350	389,204	12.7%
Vacant 	112,928	64,064	-43.3%
TOTAL UNITS	751,633	782,009	4.0%

Figure 5.7.4. Housing Units by Tenure

Source: US Census Bureau



Legend as shown above in Table 5.7.5



Legend as shown above in Table 5.7.5

Study Area 7 Land Use Patterns

Household Income

- Second-highest average median income (\$57,743)
- Highest number of households City-wide with income over \$75,000
- Third-highest percentage of households with income over \$75,000
- Third-lowest percentage of households with income under \$15,000
- Income growth less than City average

Table 5.7.6.
Households by Household Income

Source: US Census Bureau

Study Area 7				
	1990	2000	% change	
< \$15K	13,239	11,270	-14.9%	
\$15K—\$25K	15,599	10,994	-29.5%	
\$25K—\$35K	15,343	14,742	-3.9%	
\$35K—\$50K	15,367	18,987	23.6%	
\$50K—\$75K	15,188	20,937	37.9%	
>\$75K	20,364	35,944	76.5%	
TOTAL	95,100	112,874	18.7%	

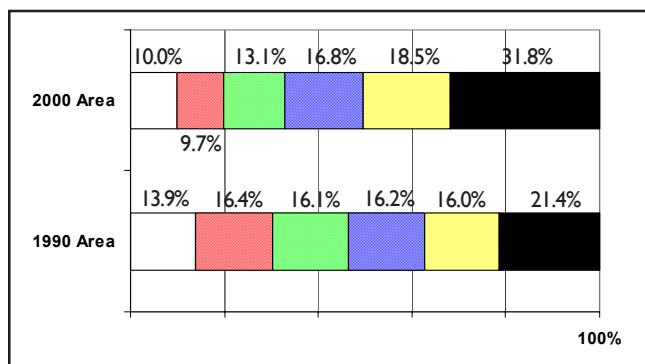
City of Houston				
	1990	2000	% change	
< \$15K	175,900	132,457	-24.7%	
\$15K—\$25K	125,425	105,887	-15.6%	
\$25K—\$35K	101,625	104,792	3.1%	
\$35K—\$50K	99,947	117,451	17.5%	
\$50K—\$75K	82,150	116,362	41.6%	
>\$75K	64,395	141,948	120.4%	
TOTAL	649,442	718,897	10.7%	

Note: The total number of households shown in this table is based on sample data.

Figure 5.7.5.
Households by Household Income

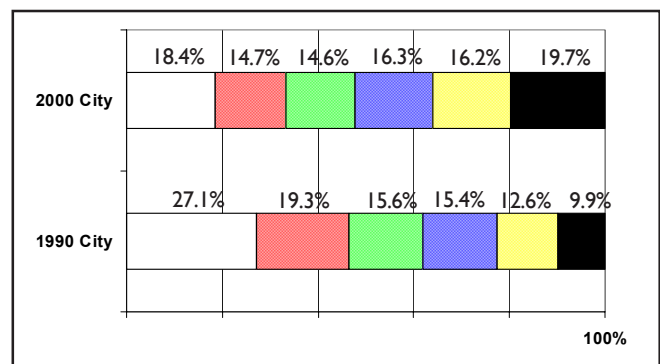
Source: US Census Bureau

Study Area 7--percent of total



Legend as shown above in Table 5.7.6

City of Houston--percent of total



Legend as shown above in Table 5.7.6

Study Area 7 Land Use Patterns

- Second largest study area with 41,553 acres = 10.9% of City
- 25.4% of all Multi-family land in the City
- 15.9% of all Commercial land in the City
- 35.3% of all Parks/ Open Space in the City
- Major increase in Commercial development in the Galleria Area Study Area 7 extends west from Loop 610 along the south side of I-10. It is the second largest study area in the City (41,553 acres). It is primarily dominated by single-family residential and park/open space.

Single-family residential accounted for 20% of the area in 2000 with 8,237 acres, a 10% increase from 1990 when single-family accounted for 7,460 acres. Single-family parcels are located predominately east of SH 6 and north of Westheimer Road.

Multi-family acreage has increased 10% from 1990 with 3,722 acres in 2000. Multi-family uses are scattered throughout the study area, but most tend to cluster around major thoroughfares such as Chimney Rock, Bingle, Gessner, Wilcrest, and Westheimer Roads.

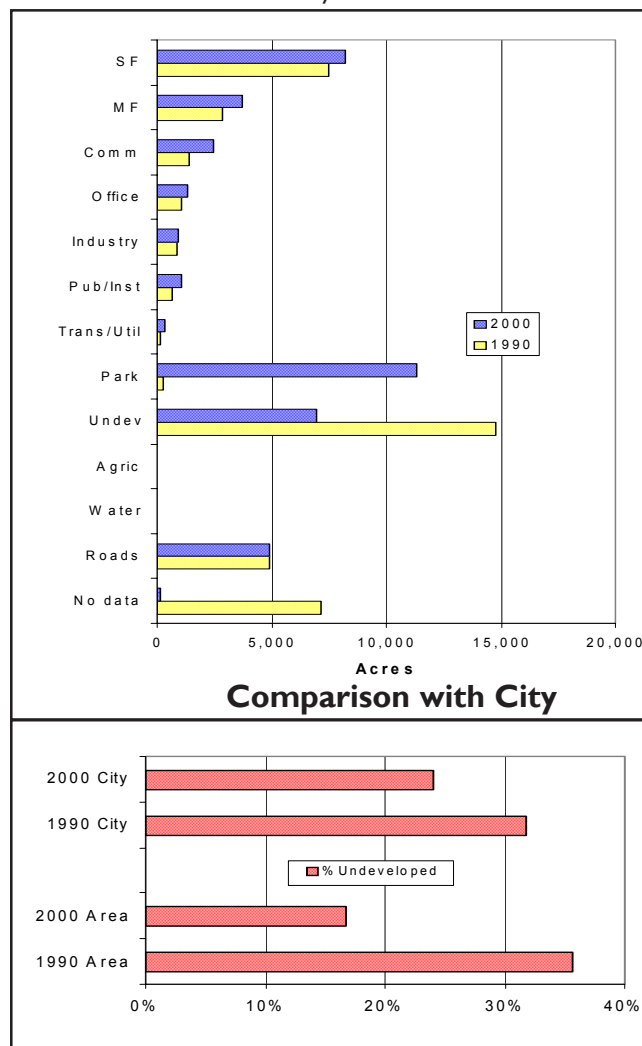
Table 5.7.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 7			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	7,460.8	8,236.8	10.4%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	2,833.5	3,721.6	31.3%	12,256.3	14,648.2	19.5%
Commercial (Com)	1,399.7	2,439.1	74.3%	12,281.1	15,386.2	25.3%
Office	1,047.8	1,347.6	28.6%	4,031.2	4,811.9	19.4%
Industrial	847.3	952.4	12.4%	21,361.8	25,762.2	20.6%
Public/Institutional	644.9	1,071.2	66.1%	13,341.7	20,061.5	50.4%
Trans/Utilities	150.3	352.3	134.4%	3,601.2	11,665.9	223.9%
Parks/Open Space	259.8	11,336.7	4,262.8%	1,460.2	32,089.7	2,097.6%
Undeveloped	14,800.1	6,958.1	-53.0%	120,734.2	91,366.6	-24.3%
Agricultural	10.5	0.2	-98.3%	5,751.2	10,017.4	74.2%
Open Water	0.0	84.5	--	1,226.7	13,905.4	1,033.6%
Roads	4,919.3	4,919.3	0.0%	56,559.1	56,559.1	0.0%
No Data	7,178.9	133.1	-98.1%	52,355.0	4,472.8	-91.5%

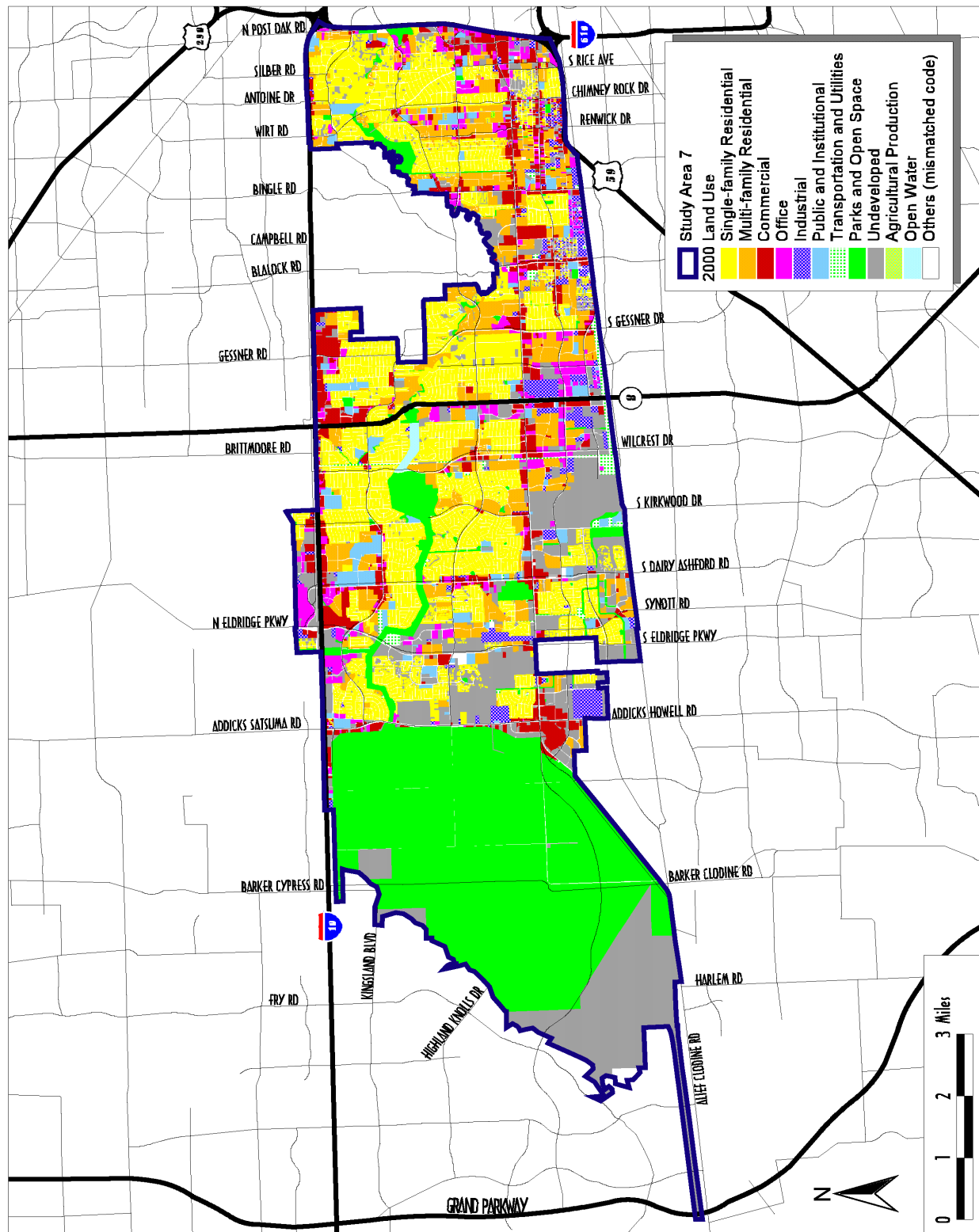
Figure 5.7.6. Study Area 7 Land Use

Source: City of Houston GIS



Source: City of Houston GIS

Study Area 7 Land Use



Map 5.7.2. Land Use 2000

Study Area 7 Land Use Patterns

Commercial and Office uses are located in two distinct areas in Study Area 7, along I-10 (Katy Freeway), and along Westheimer Road. The Galleria, one of the City's major commercial centers is considered the City's second downtown and is located in the southeast corner of the study area. Commercial parcels occupy 2,439 acres, which is a 74% increase from 1990-2000. Office parcels occupy 1,348 acres, also an increase from 1990 levels (from 2.5% to 3.2% of the study area).

Industrial uses in Study Area 7 account for 952 acres, which is 2.3% of the total area. Industrial land is limited mainly to light industrial uses, located along the southeastern section of the study area. The trend from 1990 to 2000 shows a 12% (105 acres) increase in industrial land uses.

Public and Institutional land uses are scattered within subdivisions and contain 1,071 acres, 2.6% of the area. This is an increase of 427 acres from 1990.

Park and Open Space makes up 27.3% of the study area with 11,337 acres. This is the second highest amount of parks and open space for all study areas. Barker Reservoir and George Bush Park account for most of this land and are located west of SH 6. Most of the gain in acreage (259.8 acres to 11,336.7 acres) in this classification is due not to an increase in Parks and Open Space but, rather, to reclassification of land formerly in the "No Data" and "Undeveloped" categories

Undeveloped and Vacant Land made up 17% of the land in Study Area 7 in 2000. While some of the large decline from 1990 to 2000 (7,842 acres) can be attributed to development, most of this change is due to reclassification into the Parks and Open Space category.

Roads make up almost 12% of Study Area 7, slightly lower than the city-wide figure (14.9%). I-10 travels the length of this study area and Beltway 8 crosses through the middle. Westheimer Rd. is an important east-west thoroughfare.

Study Area 7 2000 Basic Demographics *

Table 5.7.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood						Study Area 7 Total
	Memorial #16	Eldridge / West Oaks #17	Briarforest Area #18	Westchase #19	Woodlake / Briar Meadow #20	Greater Uptown #21	
Total Population	44,957	40,013	42,100	21,017	40,209	41,822	230,118
White	77.8%	54.0%	62.7%	40.1%	49.2%	81.9%	63.2%
Black	2.2%	14.0%	10.5%	21.2%	11.0%	2.1%	9.0%
Hispanic	8.8%	16.4%	17.9%	21.7%	30.5%	9.5%	16.9%
Asian**	9.5%	12.1%	6.7%	13.3%	6.7%	4.6%	8.4%
Other	1.7%	3.4%	2.3%	3.6%	2.7%	1.8%	2.5%
Educational Attainment							
Persons 25 years and over	30,934	27,913	29,475	14,806	27,799	33,798	164,725
No High School Diploma	4.6%	7.3%	7.0%	8.2%	15.7%	3.3%	7.7%
High School Diploma & higher	95.4%	92.7%	93.0%	91.8%	84.3%	96.7%	92.3%
Household Income							
Total Households	18,306	18,747	18,850	12,020	21,453	23,497	112,873
Below \$25,000	15.2%	18.4%	16.5%	26.1%	29.7%	14.6%	20.0%
Above \$25,000	84.8%	81.6%	83.5%	73.9%	70.3%	85.4%	80.0%
Labor Force							
Persons 16 years and over	21,172	24,498	24,842	14,643	26,501	25,978	137,633
Employed	96.5%	95.4%	95.6%	95.3%	94.5%	96.2%	95.6%
Unemployed	3.5%	4.6%	4.4%	4.7%	5.5%	3.8%	4.4%
Housing							
Total Occupied Units	18,367	18,727	18,751	12,046	21,308	23,604	112,803
Owner Occupied	68.7%	37.6%	46.8%	6.7%	19.3%	45.2%	37.4%
Renter Occupied	31.3%	62.4%	53.2%	93.3%	80.7%	54.8%	62.6%

Source: U.S. Census Bureau, 2000

Compiled by CITY of HOUSTON, Planning and Development Dept.

Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.

** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander